

File #: 2018-122

Owner's Name: Summit Tavernier
(Robert Charney)
DBA Mangrove Marina

Applicant: Summit Tavernier
(Robert Charney)
DBA Mangrove Marina

Agent: Thomas Skidmore

Type of Application: Alcoholic Beverage Use
Permit

Key: Key Largo

RE #: 00479170.000000

County of Monroe

**Planning & Environmental Resources
Department**

2798 Overseas Highway, Suite 410
Marathon, FL 33050
Voice: (305) 289-2500
FAX: (305) 289-2536



Board of County Commissioners

Mayor David Rice, District 4
Mayor Pro Tem Sylvia J. Murphy, District 5
Danny L. Kolhage, District 1
George Neugent, District 2
Heather Carruthers, District 3

We strive to be caring, professional, and fair.

Date: 06.26.18

Dear Applicant:

This is to acknowledge submittal of your application for Alcoholic Beverage
Type of application

Mangrove Marina to the Monroe County Planning Department.
Project / Name

Thank you.

Regina

Planning Staff

APPLICATION
MONROE COUNTY
PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT



Alcoholic Beverage Use Permit



An application must be deemed complete and in compliance with the Monroe County Code by the Staff prior to the item being scheduled for review.

Alcoholic Beverage Use Permit Application Fee: \$1,260.00

In addition to the application fee, the following fees also apply:

Advertising Costs: \$245.00

Surrounding Property Owner Notification: \$3.00 for each property owner required to be noticed

Date of Application: 6 / 25 / 18
Month Day Year

Applicant / Agent Authorized to Act for Property Owner: (Agents must provide notarized authorization from all property owners.)

SUMMIT TAVERNIER LLC/ROBERT CHARNEY/AKA THOMAS SKIDMORE
Applicant (Name of Person, Business or Organization) MARINA Name of Person Submitting this Application AGENT

200 TAVERNIER FL FLORIDA 33070

Mailing Address (Street, City, State and Zip Code)

ROBERT THOMAS
561-596-0255 305-731-8651 tphskidmore@gmail.com
Work Phone Home Phone Cell Phone Email Address

Property Owner: (Business/Corp must include documents showing who has legal authorized to sign.)

SUMMIT TAVERNIER LLC AGENT LISTED ABOVE
(Name/Entity) Contact Person

4521 PGA BLVD STE 403 PALM BEACH GARDENS FL 33418

Mailing Address (Street, City, State and Zip Code)

ROBERT
561-596-0255 robertcharney@hotmail.com
Work Phone Home Phone Cell Phone Email Address

Name of Lessee of Property:

(If property is leased, applicant must submit a notarized statement from the owner approving the submittal of this application)

N/A
(Name/Entity) Contact Person

Mailing Address (Street, City, State and Zip Code)

Work Phone Home Phone Cell Phone Email Address

APPLICATION

Legal Description of Property:

(If in metes and bounds, attach legal description on separate sheet.)

Block 21 Lot TAVERNIER Subdivision LARGO Key
00479170-000000 1585726
Real Estate (RE) Number Alternate Key Number
200 FLORIDA AVE. TAVERNIER FL 33070 92
Street Address (Street, City, State & Zip Code) Approximate Mile Marker
3.84 WATERFRONT
Land Use District Designation of Property: _____ Total Land Area of Property: 6.52 ENV. SENS.

Present Land Use of Property: MARINA

Is lighting proposed: NO Is the proposed lighting shuttered and shielded from surrounding properties: _____

Is event music and entertainment proposed on the Property (describe location and if location is within an air conditioned space): NOT AT THIS TIME.

Requested Type of Alcoholic Beverage: (Please check one)

- | | | |
|-------------------------------------|----------|---|
| <input type="checkbox"/> | 1APS | BEER, <i>package only</i> |
| <input type="checkbox"/> | 1COP | BEER, <i>on premise and package</i> |
| <input type="checkbox"/> | 2APS | BEER and WINE, <i>package only</i> |
| <input type="checkbox"/> | 2COP | BEER and WINE, <i>on premise and package</i> |
| <input type="checkbox"/> | 6COP | BEER, WINE and LIQUOR, <i>on-premises and package</i> |
| <input checked="" type="checkbox"/> | 6COP SRX | RESTAURANT, <i>no package sales</i> |
| <input type="checkbox"/> | 6COP SR | RESTAURANT, <i>package sale</i> |
| <input type="checkbox"/> | 6COP S | MOTEL, <i>package sales</i> |
| <input type="checkbox"/> | 6COP SBX | BOWLING, <i>no package sales</i> |
| <input type="checkbox"/> | 6COP SPX | BOAT, <i>no package sales</i> |
| <input type="checkbox"/> | 3BPS | BEER, WINE and LIQUOR, <i>package sales only</i> |
| <input type="checkbox"/> | 3M | ADDITIONAL LICENSE FOR 6COP, over three bars |
| <input type="checkbox"/> | 5COP | BEER, WINE and LIQUOR, <i>on premise and package</i> |
| <input type="checkbox"/> | 5SRX | RESTAURANT, <i>no package sales</i> |
| <input type="checkbox"/> | 5SR | RESTAURANT, <i>package sales</i> |
| <input type="checkbox"/> | 5S | HOTEL, <i>package sales</i> |
| <input type="checkbox"/> | 5SPX | EXCURSION BOAT, <i>no package sales</i> |
| <input type="checkbox"/> | 11C | PRIVATE CLUB; CABANA CLUB |
| <input type="checkbox"/> | 12RT | RACETRACK, LIQUOR, <i>no package sales</i> |

Issued alcoholic beverage use permits shall be deemed to be a privilege running with the land. The sale of the real property that has been granted an alcoholic beverage use permit shall automatically vest the purchaser thereof with all rights and obligations originally granted or imposed to or on the applicant. Such privilege may not be separated from the fee simple interest in the realty.

APPLICATION

All of the following items must be included in order to have a complete application submission:

(Please check the box as each required item is attached to the application.)

- ☒ Complete alcoholic beverage application (unaltered and unbound)
- ☒ Correct fee (check or money order payable to *Monroe County Planning & Environmental Resources*)
- ☒ Proof of ownership (i.e., Warranty Deed)
- ☒ Current Property Record Card(s) from the Monroe County Property Appraiser
- ☒ Location map
- ☒ Photograph(s) of site from adjacent roadway(s)
- ☒ Signed and Sealed Boundary Survey, prepared by a Florida registered surveyor –four (4) sets or Signed and Sealed Site Plan, prepared by a Florida registered architect, engineer or landscape architect– four (4) sets (drawn to a scale of 1 inch equals 20 feet, except where impractical and the Director of Planning authorizes a different scale). At a minimum, the boundary survey or site plan should include the following:
 - ☒ Date, north point and graphic scale;
 - ☒ Boundary lines of site, including all property lines and mean high-water lines;
 - ☒ Locations and dimensions of all existing structures and drives;
 - ☒ Adjacent roadways;
 - ☒ Location and dimensions of all parking spaces (including handicap accessible, bicycle and scooter) and loading zones;
- ☒ Typed name and address mailing labels of all property owners within a 500 foot radius of the property. This list should be compiled from the current tax rolls of the Monroe County Property Appraiser. In the case of a shopping center, the 500 feet shall be measured from the perimeter of the entire shopping center itself rather than from the individual unit for which approval is sought. In the event that a condominium development is within the 500 foot radius, each unit owner must be included;
- ☒ A certificate of the Division of Hotels and Restaurants of the Department of Business and Professional Regulation or the Department of Agriculture and Consumer Services or the Department of Health or the Monroe County Health Department, stating that the place of business wherein the business is to be conducted meets all of the sanitary requirements of the state

If applicable, the following items must be included in order to have a complete application submission:

(Please check the box as each required item is attached to the application.)

- ☒ **Notarized Agent Authorization Letter** (note: authorization is needed from all owner(s) of the subject property)
- ☐ **Proposed site plan and/or building floor plans**
- ☐ **Traffic Study, prepared by a licensed traffic engineer, and transportation fee of \$5,000 to cover the cost of experts hired by the Planning & Environmental Resources Department review the traffic study (any unused funds deposited will be returned upon permit approval).**

Is there a pending code enforcement proceeding involving all or a portion of the parcel proposed for development:

☐ Yes ☒ No Code Case file # _____ Describe the enforcement proceedings and if this application is being submitted to correct the violation: _____

If deemed necessary to complete a full review of the application, the Planning & Environmental Resources Department reserves the right to request additional information.

APPLICATION

The applicant/owner hereby acknowledges and agrees that any staff discussions or negotiations about conditions of approval are preliminary only, and are not final, nor are they the specific conditions or demands required to gain approval of the application, unless the conditions or demands are actually included in writing in the final development order or the final denial determination or order.

By signing this application, the owner of the subject property authorizes Monroe County Planning & Environmental Resources staff to conduct all necessary site visits and inspections on the subject property.

I, the Applicant, certify that I am familiar with the information contained in this application and, that to the best of my knowledge such information is true, complete and accurate.

Signature of Applicant: _____ Date: 6-19-18

STATE OF Florida

COUNTY OF Monroe

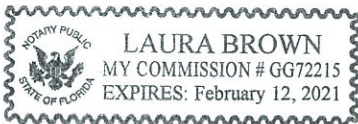
Sworn to and subscribed before me this 19 day of June, 20 18,

by Robert Charney, who is personally known to me OR produced
(PRINT NAME OF PERSON MAKING STATEMENT)

FL DL as identification.
(TYPE OF ID PRODUCED)

Laura Brown
Signature of Notary Public

Laura Brown
Print, Type or Stamp Commissioned Name of Notary Public
My commission expires:



Send complete application package to:

**Monroe County Planning & Environmental Resources Department
Marathon Government Center
2798 Overseas Highway, Suite 400
Marathon, FL 33050**

AGENT AUTHORIZATION FORM

Date of Authorization: ____/____/____
Month Day Year

I hereby authorize THOMAS SKIDMORE be listed as authorized agent
(Print Name of Agent)

representing Robert Charney of Summit Tavernier LLC aka Mangrove Marina for the application submission
(Print Name of Property Owner(s) the Applicant(s))

of Alcoholic Beverage Use Permit
(List the Name and Type of applications for the authorization)

for the Property described as: (if in metes and bounds, attach legal description on separate sheet)

21 Lot TAVERNIER Subdivision LARGO Key (Island)

00479170-000000 Real Estate (RE) Number 1585726 Alternate Key Number

200 FLORIDA AVE, TAVERNIER FL 33070 Street Address (Street, City, State & Zip Code) 92 Approximate Mile Marker

Authorized Agent Contact Information:

172 FLORIDA AVE SUITE A TAVERNIER FL 33070 Mailing Address (Street, City, State and Zip Code)

305-731-8651 Work Phone tphskidmore@gmail.com Home Phone Cell Phone Email Address

This authorization becomes effective on the date this affidavit is notarized and shall remain in effect until terminated by the undersigned. This authorization acts as a durable power of attorney only for the purposes stated. The undersigned understands the risks and liabilities involved in the granting of this agency and accepts full responsibility for any and all of the actions of the agent named herein related to the processing of the services requested, application(s) and/or the acquisition of approvals/permits for the aforementioned applicant. The applicant(s) hereby indemnifies and holds harmless Monroe County, its officers, agents and employees for any damage to applicant caused by its agent or arising from this agency authorization.

Note: Agents must provide a notarized authorization from ALL current property owners.

Signature of Property Owner: _____

Printed Name of Property Owner: Robert Charney

STATE OF Florida COUNTY OF Monroe

Sworn to and subscribed before me this 3 day of March, 2018,

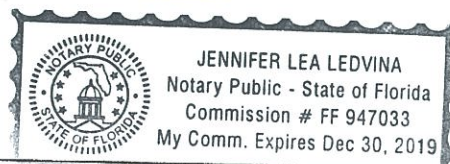
by Robert Charney, who is personally known to me OR produced
(Print Name of Person Making Statement)

as identification.

(Type of ID Produced)

Jennifer Lea Ledvina
Signature of Notary Public

My commission expires: Dec 30, 2019



Print, Type or Stamp Commissioned Name of Notary Public



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Detail By Document Number](#) /

Detail by Entity Name

Florida Limited Liability Company

SUMMIT TAVERNIER, LLC

Filing Information

Document Number L09000030006
FEI/EIN Number 26-4556892
Date Filed 03/27/2009
State FL
Status ACTIVE
Last Event REINSTATEMENT
Event Date Filed 10/20/2016

Principal Address

4521 PGA Blvd
SUITE 403
PALM BEACH GARDENS, FL 33418

Changed: 03/28/2013

Mailing Address

4521 PGA BLVD
SUITE 403
PALM BEACH GARDENS, FL 33418

Changed: 03/28/2013

Registered Agent Name & Address

Charney, Robert S
4521 PGA BLVD
SUITE 403
PALM BEACH GARDENS, FL 33418

Name Changed: 03/28/2013

Address Changed: 03/28/2013

Authorized Person(s) Detail

Name & Address

Title MGR

CHARNEY, ROBERT S

4521 PGA BLVD, STE 403
PALM BEACH GARDENS, FL 33418

Annual Reports

Report Year	Filed Date
2016	10/20/2016
2017	04/26/2017
2018	01/17/2018

Document Images

01/17/2018 -- ANNUAL REPORT	View image in PDF format
04/26/2017 -- ANNUAL REPORT	View image in PDF format
10/20/2016 -- REINSTATEMENT	View image in PDF format
04/21/2015 -- ANNUAL REPORT	View image in PDF format
06/13/2014 -- LC Amendment	View image in PDF format
01/13/2014 -- ANNUAL REPORT	View image in PDF format
03/28/2013 -- ANNUAL REPORT	View image in PDF format
03/06/2012 -- ANNUAL REPORT	View image in PDF format
03/17/2011 -- ANNUAL REPORT	View image in PDF format
09/03/2010 -- ANNUAL REPORT	View image in PDF format
03/27/2009 -- Florida Limited Liability	View image in PDF format



STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

DIVISION OF HOTELS AND RESTAURANTS
2601 BLAIR STONE ROAD
TALLAHASSEE FL 32399-1011

850-487-1395

MANGROVE RESTAURANT LLC
MANGROVE RESTAURANT
200 FLORIDA AVE
TAVERNIER FL 33070

Congratulations! With this license you become one of the nearly one million Floridians licensed by the Department of Business and Professional Regulation. Our professionals and businesses range from architects to yacht brokers, from boxers to barbeque restaurants, and they keep Florida's economy strong.

Every day we work to improve the way we do business in order to serve you better. For information about our services, please log onto www.myfloridalicense.com. There you can find more information about our divisions and the regulations that impact you. Subscribe to department newsletters and learn more about the Department's initiatives.

Our mission at the Department is: License Efficiently, Regulate Fairly. We constantly strive to serve you better so that you can serve your customers. Thank you for doing business in Florida, and congratulations on your new license!



STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND
PROFESSIONAL REGULATION

MFD5453164

ISSUED 05/10/2018

MOBILE FOOD DISP VEHICLE (2014)
MANGROVE RESTAURANT LLC
MANGROVE RESTAURANT

IS LICENSED under the provisions of Ch. 509 FS.
Expiration date : OCT 1, 2018 L1805100000576

DETACH HERE

RICK SCOTT, GOVERNOR

JONATHAN ZACHEM, SECRETARY

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
DIVISION OF HOTELS AND RESTAURANTS

LICENSE NUMBER	
MFD5453164	VIN NUMBER: 15986X160EM982228

The MOBILE FOOD DISP VEHICLE (2014)
Named below IS LICENSED
Under the provisions of Chapter 509 FS.
Expiration date: OCT 1, 2018

MANGROVE RESTAURANT LLC
MANGROVE RESTAURANT
200 FLORIDA AVE
TAVERNIER FL 33070



NON-
TRANSFERABLE



RICK SCOTT, GOVERNOR

JONATHAN ZACHEM, SECRETARY

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
DIV OF ALCOHOLIC BEVERAGES & TOBACCO

LICENSE NUMBER	SERIES
BEV5403563	2COP

The RETAILER OF ALCOHOLIC BEVERAGES
Named below IS LICENSED
Under the provisions of Chapter 564 FS.
Expiration date: MAR 31, 2019

MANGROVE RESTAURANT LLC
MANGROVE MARINA
200 FLORIDA AVENUE
TAVERNIER FL 33070



ISSUED: 03/13/2018

DISPLAY AS REQUIRED BY LAW

SEQ # L1803130001391

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
DIV OF ALCOHOLIC BEVERAGES & TOBACCO

LICENSE NUMBER	SERIES
BEV5403563	2COP

The RETAILER OF ALCOHOLIC BEVERAGES
Named below IS LICENSED
Under the provisions of Chapter 564 FS.
Expiration date: MAR 31, 2019

MANGROVE RESTAURANT LLC
MANGROVE MARINA
200 FLORIDA AVENUE
TAVERNIER FL 33070



ISSUED: 03/13/2018

DISPLAY AS REQUIRED BY LAW

SEQ # L1803130001391

RICK SCOTT, GOVERNOR

JONATHAN ZACHEM, SECRETARY

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
DIV OF ALCOHOLIC BEVERAGES & TOBACCO

LICENSE NUMBER	SERIES
BEV5403702	13CT

The CATERER
Named below IS LICENSED
Under the provisions of Chapter 565 FS.
Expiration date: MAR 31, 2019
CONSUMPTION ON PREMISES ONLY

MANGROVE RESTAURANT LLC
MANGROVE MARINA
200 FLORIDA AVENUE
TAVERNIER FL 33070



ISSUED: 03/13/2018

DISPLAY AS REQUIRED BY LAW

SEQ # L1803130001392

RICK SCOTT, GOVERNOR

JONATHAN ZACHEM, SECRETARY

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
DIV OF ALCOHOLIC BEVERAGES & TOBACCO

LICENSE NUMBER	SERIES TOBACCO
BEV5403502	ZAPS DUAL LICENSE

The RETAILER OF ALCOHOLIC BEVERAGES
Named below IS LICENSED
Under the provisions of Chapter 564 FS.
Expiration date: MAR 31, 2019
PACKAGE SALES ONLY

SUMMIT TAVERNIER, LLC
MANGROVE MARINA
200 FLORIDA AVE
TAVERNIER FL 33070



ISSUED: 03/13/2018

DISPLAY AS REQUIRED BY LAW

SEQ # L1803130001644

Doc# 1736919 04/03/2009 11:07AM
Filed & Recorded in Official Records of
MONROE COUNTY DANNY L. KOLHAGE

04/03/2009 11:07AM
DEED DOC STAMP CL: LINDAR \$38,500.00

PREPARED BY & RETURN TO:

Charles W. Edgar, III, Esq.
Cherry, Edgar & Smith, P.A.
8409 North Military Trail, Suite 123
Palm Beach Gardens, FL 33410

Doc# 1736919
Bk# 2406 Pg# 2466

Parcel Control No: _____

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is granted as of the 31st day of March, 2009, between **KEYS MARINAS II, L.L.C.**, a Florida limited liability company, with a mailing address of 425 North Federal Highway, Hallandale, Florida 33309, ("Grantor"), and **SUMMIT TAVERNIER, LLC**, a Florida limited liability company, with a mailing address of 824 U.S. Highway One, Suite 250, North Palm Beach, Florida 33408 ("Grantee")

WITNESSETH:

That Grantor, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS and other good and valuable consideration, in hand paid by Grantee, the receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, align, remise, release, convey and confirm unto Grantee, that certain real property situate, lying and being in the County of Monroe, State of Florida, described on **Exhibit "A"** attached hereto and made a part hereof.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging to or in anywise appertaining, and the reversion or reversions, remainder or remainders, rents, issues and profits thereof.

TOGETHER with all development rights, permits and other approvals pertaining to the Property.

TO HAVE AND TO HOLD the above granted, bargained and described premises, with the appurtenances thereto, unto said Grantee to Grantee's own proper use, benefit and behoof forever, subject to:

All laws, and all restrictions, covenants, conditions, limitations, agreements, reservations and easements recorded in the public records, or otherwise established with respect to the aforesaid property, none of which are hereby reimposed; the mortgage in favor of Grantee's lender, if any; pending governmental liens for public improvements as of the date hereof; and real property taxes and assessments affecting the Real Property for this year and hereafter.

AND, Grantor does hereby specially warrant the title to said land, and will defend same against the lawful claims of all persons claiming by, through or under Grantor, but none other.

IN WITNESS WHEREOF, Grantor has hereunto set its hand and seal the day and year first above written.

WITNESSED BY:

GRANTOR

Dennis
Print Name: Wendy Deras

KEYS MARINAS II, L.L.C., a Florida limited liability company

Stacey Johnson
Print Name: Stacey Johnson

By: [Signature]
Harris Friedman, Manager

STATE OF FLORIDA

COUNTY OF BROWARD

The foregoing Special Warranty Deed was acknowledged before me this 3rd day of March, 2009 by Harris Friedman as Manager of KEYS MARINAS II, L.L.C., a Florida limited liability company, on behalf of the company, who: ☒ is personally known to me; or ☐ has produced _____ as identification.



[Signature]
Notary Public, State of Florida
[Notary Seal]



Disclaimer

The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the data is intended for ad valorem tax purposes only and should not be relied on for any other purpose.

By continuing into this site you assert that you have read and agree to the above statement.

Summary

Parcel ID 00479170-000000
 Account # 1585726
 Property ID 1585726
 Millage Group 500P
 Location 200 FLORIDA AVE, TAVERNIER
 Address
 Legal 34 62 38 PT SQR 4 TAVERNEIR - KEY LARGO PB1-105 & ADJ BAY
 Description BOTTOM AND PT LOT 21 PB1-80 OR365-691/92
 OR374-880/81PR1006-523/24 OR396-315/16Q OR566-458DC
 OR574-531 OR1006-527/28Q/C OR1006-529/30Q/C
 OR1006-531/532Q/C OR1409-1845/47WILL OR1411-209/11EST
 OR1411-232/34EST-PROB#96-20058-CP-10 OR1476-2344/45ORD
 OR1585-1285/96II LEASE OR1585-1298/1311II LEASE
 OR1590-1962/67PR OR1656-421/34II LEASE OR1656-435/48II LEASE
 OR2138-323/27 OR2406-2466/71
 (Note: Not to be used on legal documents)
 Neighborhood 10020
 Property Class AIRPORT, MARINAS, BUS TERM (2000)
 Subdivision TAVERNIER
 Sec/Twp/Rng 34/62/38
 Affordable No
 Housing



Owner

SUMMIT TAVERNIER LLC
 4521 PGA BLVD STE 403
 PALM BEACH GARDENS FL 33418

Valuation

	2017	2016	2015	2014
+ Market Improvement Value	\$0	\$0	\$0	\$0
+ Market Misc Value	\$0	\$0	\$0	\$0
+ Market Land Value	\$3,350,255	\$3,350,255	\$3,350,255	\$1,518,180
= Just Market Value	\$3,350,255	\$3,350,255	\$3,350,255	\$1,518,180
= Total Assessed Value	\$2,182,184	\$1,836,997	\$1,669,998	\$1,518,180
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$3,350,255	\$3,350,255	\$3,350,255	\$1,518,180

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
MARINA WATERFRONT (10MW)	3.84	Acreage	0	0
ENVIRONMENTALLY SENS (000X)	8.52	Acreage	0	0
TRANSITIONAL LANDS (000T)	0.40	Acreage	0	0
(9500)	0.14	Acreage	0	0

Commercial Buildings

Style APTS-B / 03B
 Gross Sq Ft 2,736
 Finished Sq Ft 1,080
 Perimeter 0
 Stories 1
 Interior Walls
 Exterior Walls C.B.S.
 Quality 350 ()
 Roof Type
 Roof Material
 Exterior Wall1 C.B.S.

Exterior Wall2
 Foundation
 Interior Finish
 Ground Floor Area
 Floor Cover
 Full Bathrooms 3
 Half Bathrooms 0
 Heating Type
 Year Built 1958
 Year Remodeled 0
 Effective Year Built 1986
 Condition AVERAGE

Style OFFICE BLD-1 STORY / 17C
 Gross Sq Ft 913
 Finished Sq Ft 708
 Perimiter 0
 Stories 1
 Interior Walls
 Exterior Walls CONC BLOCK
 Quality 350 ()
 Roof Type
 Roof Material
 Exterior Wall1 CONC BLOCK
 Exterior Wall2
 Foundation
 Interior Finish
 Ground Floor Area
 Floor Cover
 Full Bathrooms 0
 Half Bathrooms 1
 Heating Type
 Year Built 1976
 Year Remodeled 0
 Effective Year Built 1986
 Condition AVERAGE

Style ELEC/TELEPHONE ETC A / 91A
 Gross Sq Ft 50
 Finished Sq Ft 50
 Perimiter 0
 Stories 1
 Interior Walls
 Exterior Walls C.B.S.
 Quality 350 ()
 Roof Type
 Roof Material
 Exterior Wall1 C.B.S.
 Exterior Wall2
 Foundation
 Interior Finish
 Ground Floor Area
 Floor Cover
 Full Bathrooms 0
 Half Bathrooms 0
 Heating Type
 Year Built 1976
 Year Remodeled 0
 Effective Year Built 1986
 Condition AVERAGE

Style ELEC/TELEPHONE ETC A / 91A
 Gross Sq Ft 50
 Finished Sq Ft 50
 Perimiter 0
 Stories 1
 Interior Walls
 Exterior Walls C.B.S.
 Quality 350 ()
 Roof Type
 Roof Material
 Exterior Wall1 C.B.S.
 Exterior Wall2
 Foundation
 Interior Finish
 Ground Floor Area
 Floor Cover

Full Bathrooms	0
Half Bathrooms	0
Heating Type	
Year Built	1976
Year Remodeled	0
Effective Year Built	1986
Condition	GOOD

Style	PARKING GARAGE / 28D
Gross Sq Ft	2,000
Finished Sq Ft	1,736
Perimeter	0
Stories	2
Interior Walls	
Exterior Walls	MIN WOOD SIDING with 15% MIN WOOD SIDING
Quality	200 ()
Roof Type	
Roof Material	
Exterior Wall1	MIN WOOD SIDING
Exterior Wall2	MIN WOOD SIDING
Foundation	
Interior Finish	
Ground Floor Area	
Floor Cover	
Full Bathrooms	0
Half Bathrooms	0
Heating Type	
Year Built	1976
Year Remodeled	0
Effective Year Built	1979
Condition	AVERAGE

Style	PARKING GARAGE / 28D
Gross Sq Ft	2,000
Finished Sq Ft	1,736
Perimeter	0
Stories	2
Interior Walls	
Exterior Walls	MIN WOOD SIDING with 15% MIN WOOD SIDING
Quality	200 ()
Roof Type	
Roof Material	
Exterior Wall1	MIN WOOD SIDING
Exterior Wall2	MIN WOOD SIDING
Foundation	
Interior Finish	
Ground Floor Area	
Floor Cover	
Full Bathrooms	0
Half Bathrooms	0
Heating Type	
Year Built	1976
Year Remodeled	0
Effective Year Built	1979
Condition	FAIR

Style	CAMP BLDGS-B- / 36B
Gross Sq Ft	1,248
Finished Sq Ft	1,008
Perimeter	0
Stories	1
Interior Walls	
Exterior Walls	C.B.S.
Quality	350 ()
Roof Type	
Roof Material	
Exterior Wall1	C.B.S.
Exterior Wall2	
Foundation	
Interior Finish	
Ground Floor Area	
Floor Cover	
Full Bathrooms	0
Half Bathrooms	0
Heating Type	
Year Built	1980
Year Remodeled	0

Effective Year Built 1983
Condition FAIR

Style CAMP BLDGS-B- / 36B
Gross Sq Ft 1,248
Finished Sq Ft 1,008
Perimeter 0
Stories 1
Interior Walls
Exterior Walls C.B.S.
Quality 350 ()
Roof Type
Roof Material
Exterior Wall1 C.B.S.
Exterior Wall2
Foundation
Interior Finish
Ground Floor Area
Floor Cover
Full Bathrooms 0
Half Bathrooms 0
Heating Type
Year Built 1980
Year Remodeled 0
Effective Year Built 1983
Condition GOOD

Style MARINA/AUTO/BUS TERM / 27C
Gross Sq Ft 360
Finished Sq Ft 360
Perimeter 76
Stories 1
Interior Walls MASONRY/MIN
Exterior Walls C.B.S.
Quality 300 ()
Roof Type GABLE/HIP
Roof Material METAL
Exterior Wall1 C.B.S.
Exterior Wall2
Foundation CONCRETE SLAB
Interior Finish MASONRY/MIN
Ground Floor Area
Floor Cover CONC ABOVE GRD
Full Bathrooms 0
Half Bathrooms 0
Heating Type NONE with 0% NONE
Year Built 2016
Year Remodeled 0
Effective Year Built 2016
Condition EXCELLENT

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
SEAWALL	1975	1976	1	357 SF	3
CON DKS/CONPIL	1975	1976	1	440 SF	3
UTILITY BLDG	1975	1976	1	550 SF	3
RW2	1975	1976	1	735 SF	3
GARAGE	1975	1976	1	834 SF	3
CONCRETE DOCK	1975	1976	1	920 SF	4
CH LINK FENCE	1986	1987	1	2718 SF	1
CH LINK FENCE	2004	2005	1	330 SF	3
SEAWALL	1975	1976	1	1164 SF	3
CON DKS/CONPIL	1975	1976	1	1848 SF	3
CON DKS/CONPIL	1975	1976	1	288 SF	3
CONCRETE DOCK	1975	1976	1	360 SF	4
PATIO	1975	1976	1	49751 SF	2
CONCRETE DOCK	1975	1976	1	2638 SF	4
WOOD DOCKS	2004	2005	1	5347 SF	4
PATIO	2016	2017	1	1792 SF	2
TIKI	2016	2017	1	64 SF	5
WROUGHT IRON	2016	2017	1	320 SF	1
COMM POOL	2016	2017	1	550 SF	5

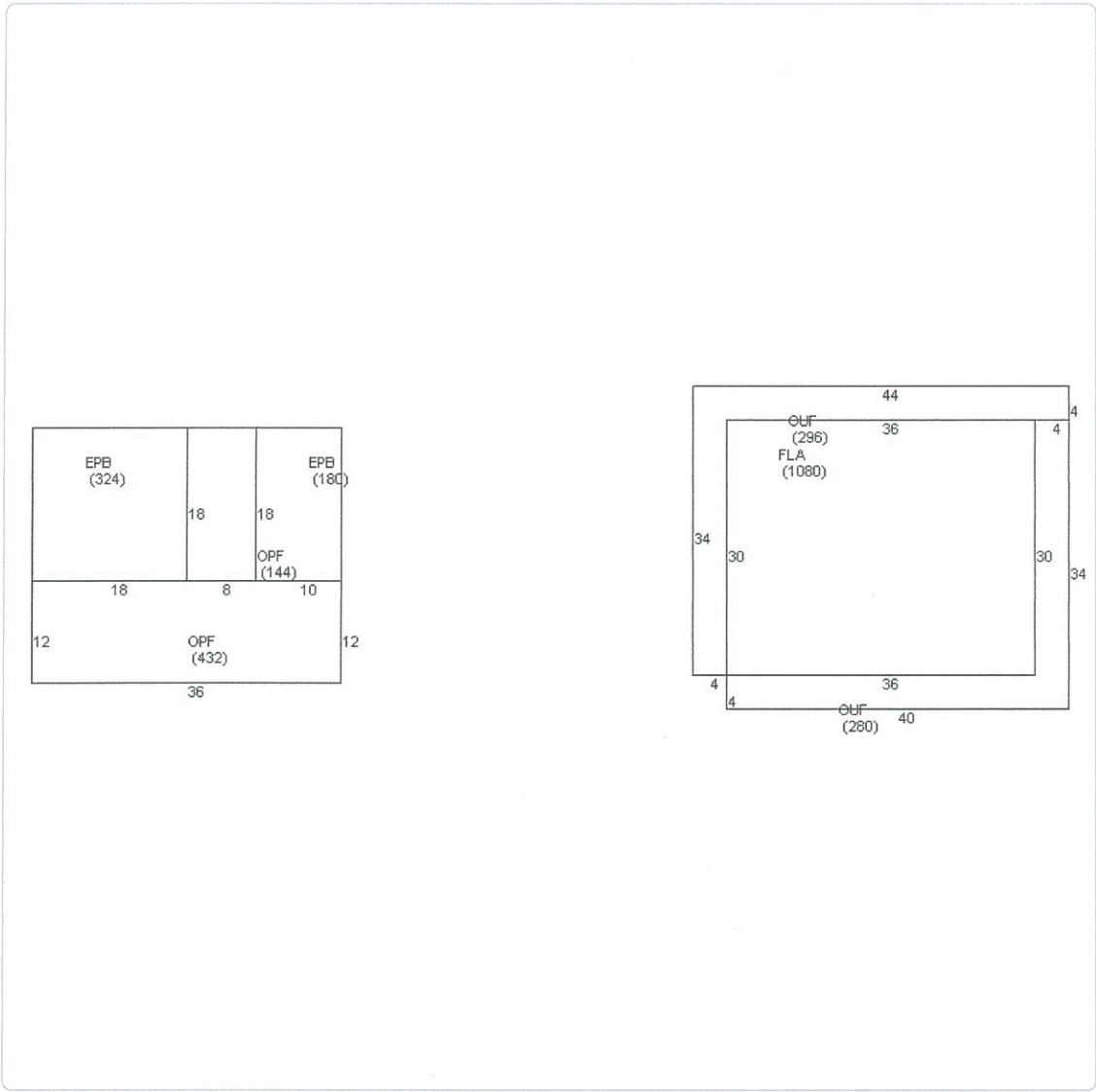
Sales

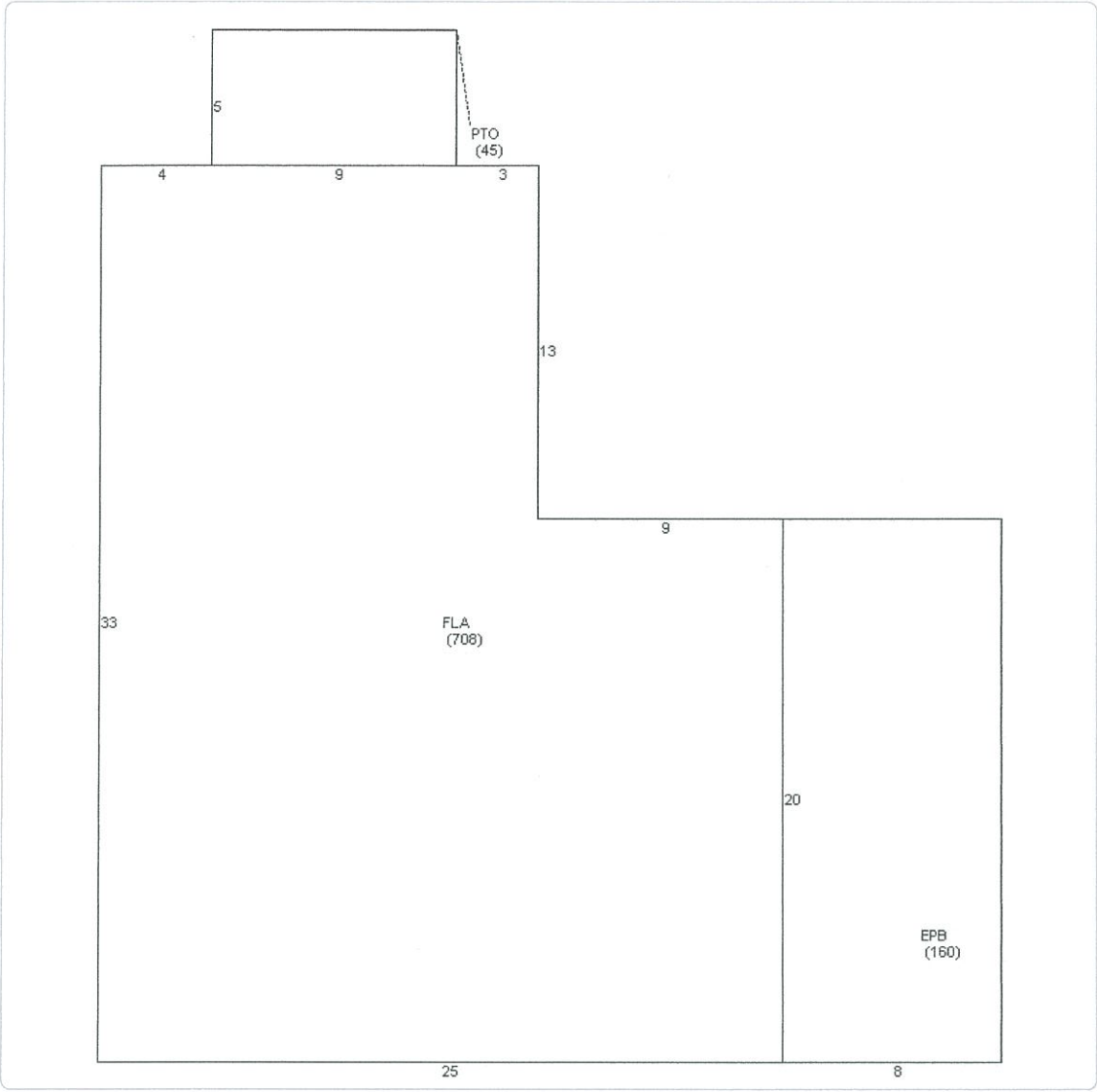
Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
3/31/2009	\$5,500,000	Warranty Deed		2406	2466	05 - Qualified	Improved
7/15/2005	\$10,000,000	Warranty Deed		2138	323	M - Unqualified	Improved
7/30/1999	\$1	Warranty Deed		1590	1962	M - Unqualified	Improved

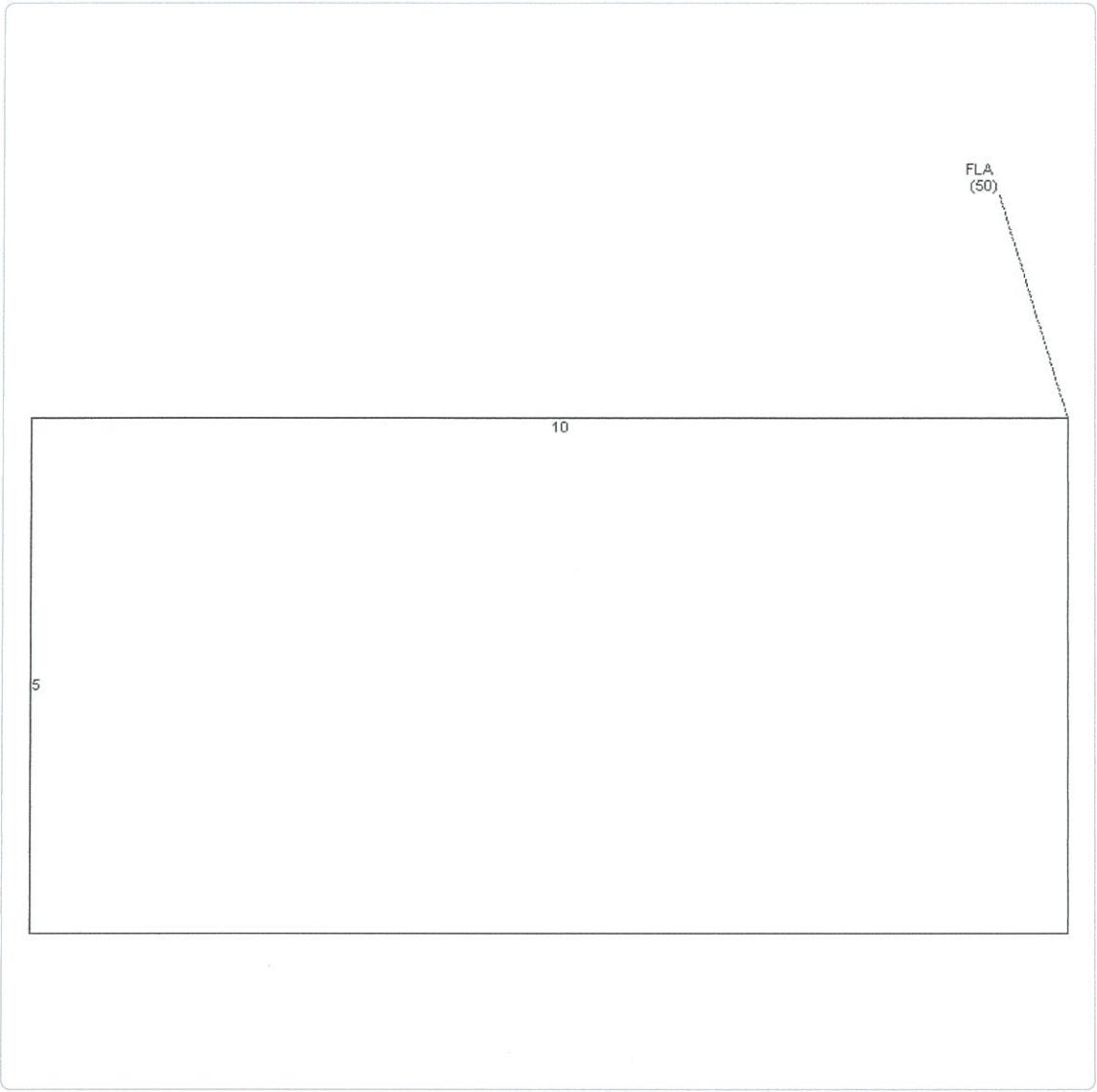
Permits

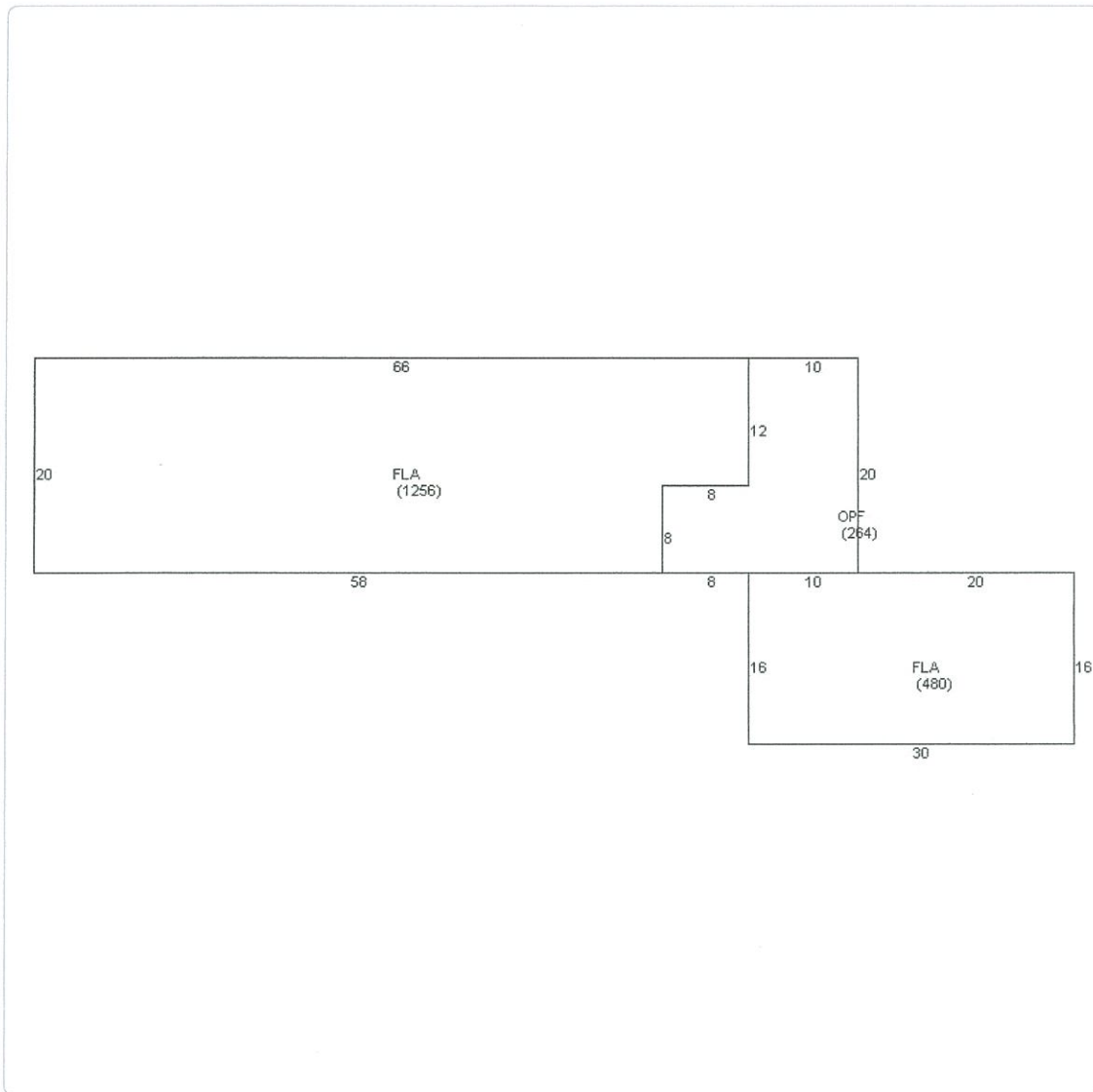
Number ⬆	Date Issued ⬆	Date Completed ⬆	Amount ⬆	Permit Type ⬆	Notes ⬆
14304970	5/8/2015	6/16/2016	\$91,319	Commercial	COMMERCIAL BUILDING BATHHOUSE, POOL DECK, POOL FENCE, LIFT PUMP
13302075	6/12/2013	5/2/2014	\$1	Commercial	A/C REPLACEMENT
05300542	2/14/2005	11/9/2005	\$1	Commercial	CHAIN LINK FENCE
3302025	5/22/2003	1/1/2004	\$1	Commercial	INTERIOR REMODEL
3300988	3/12/2003	10/19/2004	\$1	Commercial	FENCE
02302475	8/21/2002	10/19/2004	\$1	Commercial	INTERIOR REMODEL
2301697	8/21/2002	7/2/2003	\$1	Commercial	TIKI HUTS/BOARDWALK
2302694	6/19/2002	1/1/2003	\$1	Commercial	EXTEND DOCKS
0031438	4/4/2000		\$1	Commercial	RENEWAL OF #99-3-1773
0031445	4/4/2000	1/1/2001	\$1	Commercial	RENEWAL OF #99-3-1958
9932862	1/14/2000	10/19/2005	\$1	Commercial	DOCK

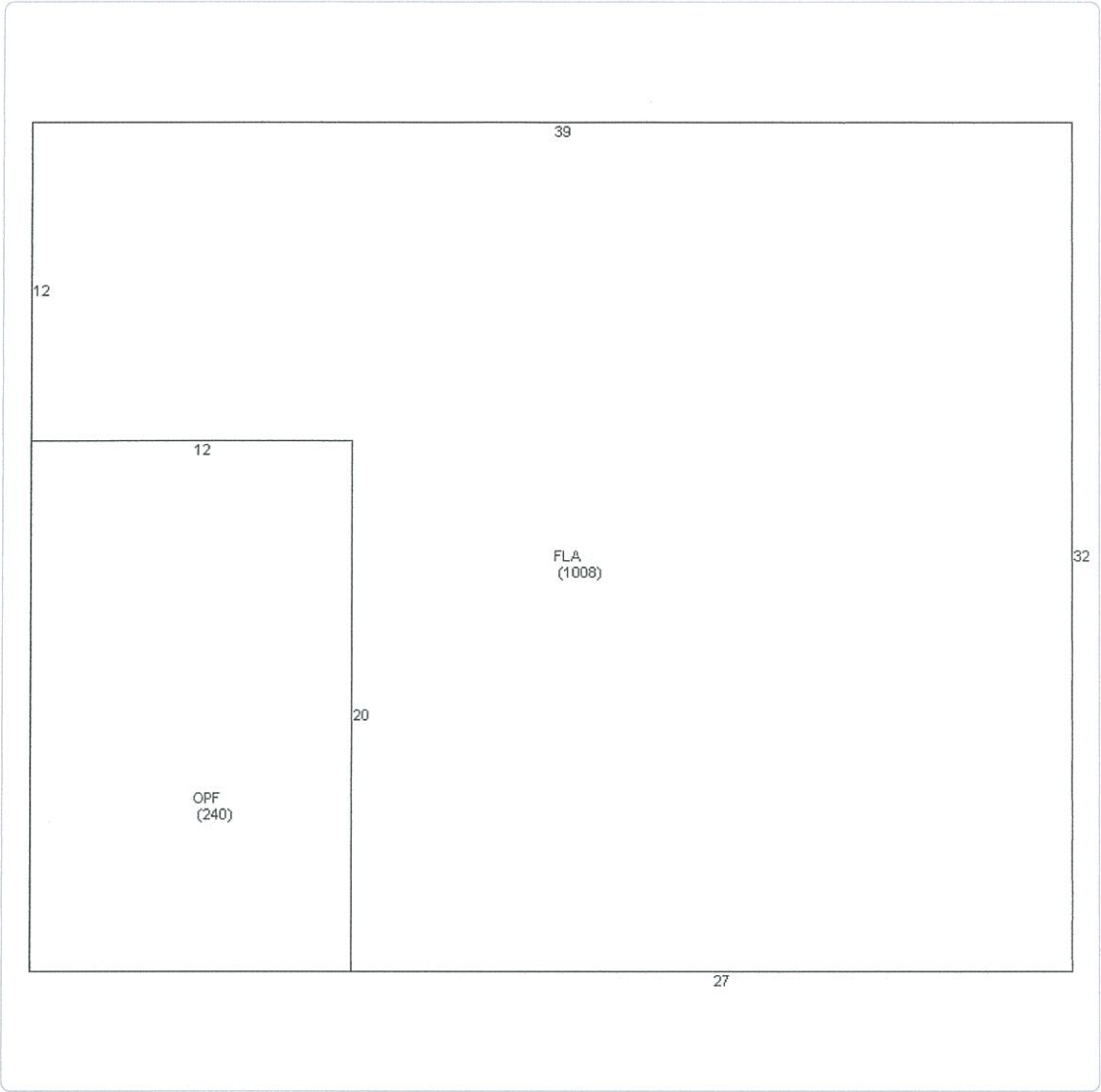
Sketches (click to enlarge)

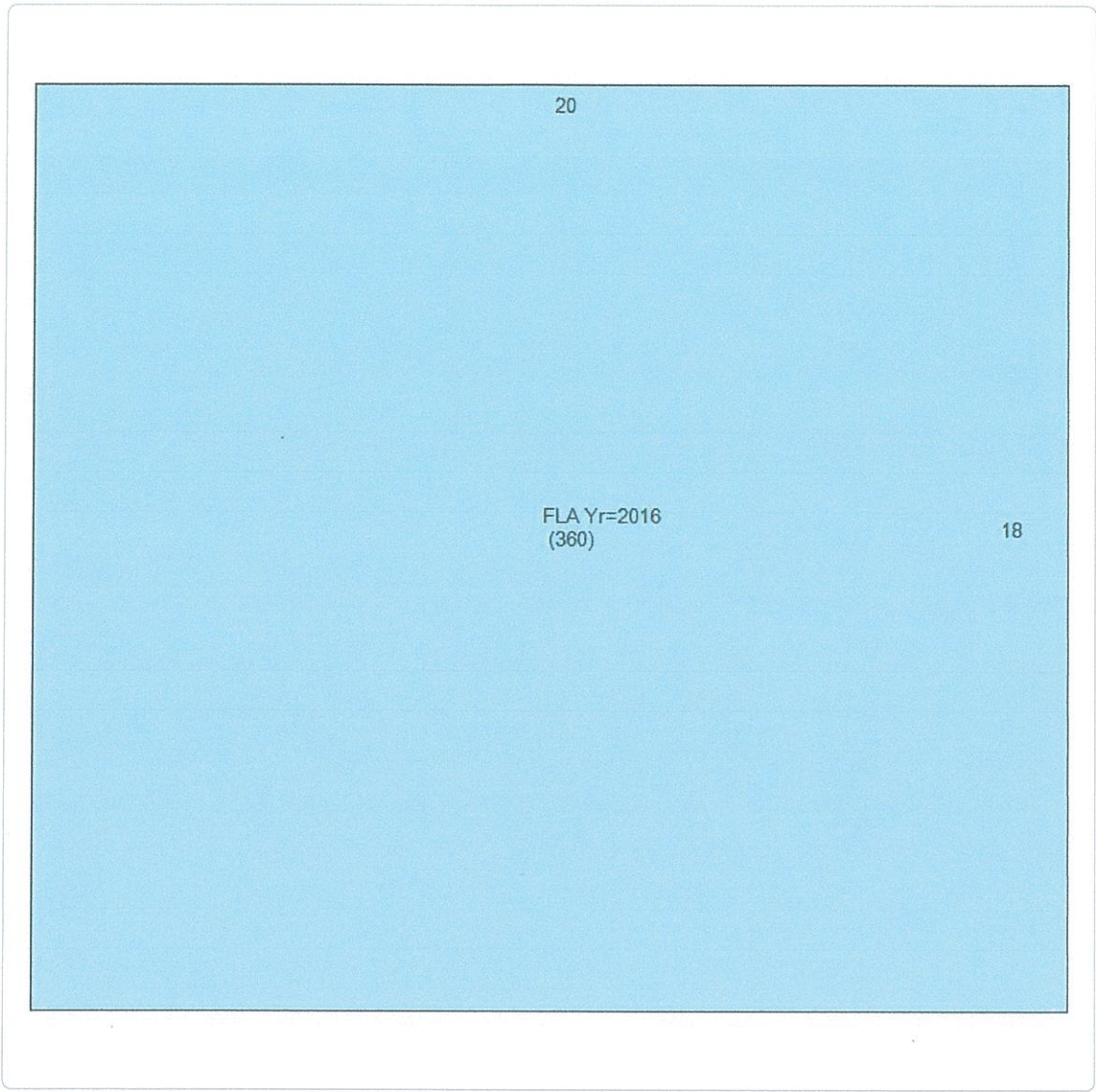












Photos



Map



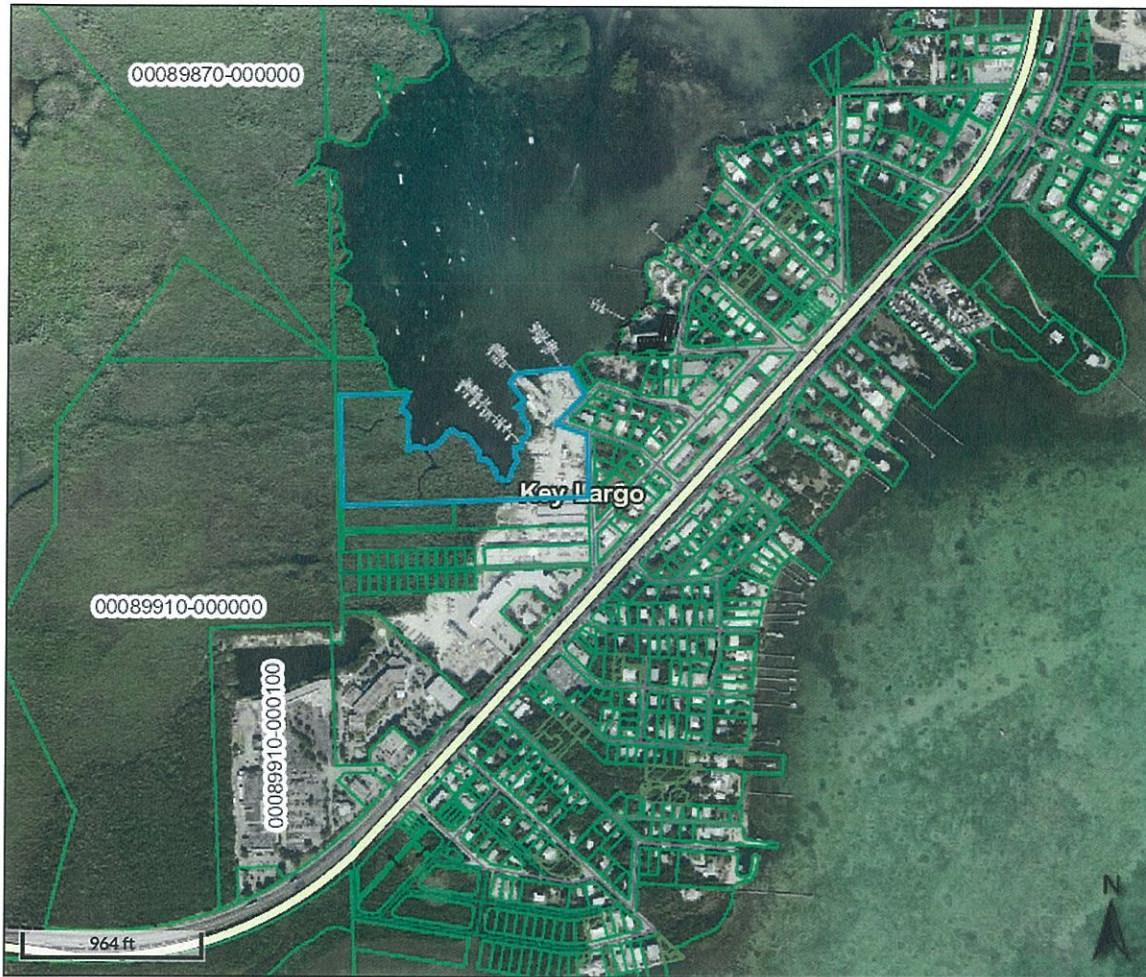
No data available for the following modules: Buildings, Mobile Home Buildings, Exemptions.

The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the

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Developed by
The Schneider
Corporation



Overview



Legend

- Major Roads
- Centerline
- Hooks
- Road Center
- Rights of Way
- Condo Building
- Conservation Easement
- Key Names
- Subdivisions
- Parcels

Parcel ID 00479170-000000 Alternate ID 1585726 Owner Address SUMMIT TAVERNIER LLC
Sec/Twp/Rng 34/62/38 Class AIRPORT, MARINAS, BUS TERM 4521 PGA BLVD STE 403
Property Address 200 FLORIDA Ave PALM BEACH GARDENS, FL 33418
TAVERNIER

District 500P

Brief Tax 34 62 38 PT SQR 4 TAVERNIER - KEY LARGO PB1-105 & ADJ BAY BOTTOM AND PT LOT 21 PB1-80 OR365-691/92 OR374-

Description 880/81PR1006-523/24 OR396-315/16Q OR566-458DC OR574-531 OR1006-527/28Q/C OR1006-529/30Q/C OR1006-531/532Q/C
OR1409-1845/47WILL OR1411-209/11EST OR1411-232/34EST-PROB#96-20058-CP-10 OR1476-2344/45ORD OR1585-1285/96II
LEASE OR1585-1298/1311II LEASE OR1590-1962/67PR OR1656-421/34II LEASE OR1656-435/48II LEASE OR2138-323/27 OR2406-
2466/71

(Note: Not to be used on legal documents)

Date created: 6/20/2018

Last Data Uploaded: 6/20/2018 12:56:13 PM

Developed by









Additional Information added to File 2018-122

PARADIS ALEXANDRA E REVOCABLE
TRUST 12/26/2000
148 Riviera Dr
Tavernier, FL 33070

BERGREN ROBERT A
29 CAPE DOREY DR
HAMPTON, VA 23666

BERGREN ROBERT ANDREW
206 Roberta Dr
Hampton, VA 23666

BOARD OF COUNTY COMMISSIONERS
OF MONROE COUNTY
500 WHITEHEAD STREET
KEY WEST, FL 33040

BOARD OF TRUSTEES OF THE IITF
3900 COMMONWEALTH BLVD
TALLAHASSEE, FL 32399

BOLTE STEPHEN
11110 161st St
Jupiter, FL 33478

BUDMAN ERIK D
154 Georgia Ave
Tavernier, FL 33070

COOKE COMMUNICATIONS LLC
3420 NORTHSIDE DR
KEY WEST, FL 33040

CORKFRY LLC
PO BOX 1170
TAVERNIER, FL 33070

COX ROBERT L
200 Harborview Dr
Tavernier, FL 33070

DENNIS JAY R
168 Hood Ave
Tavernier, FL 33070

DOT/ST.OF FL
(STATE OF FLORIDA H/W)
TALLAHASSEE, FL 32399

FASSY SANDRA RIZZO
200 Harborview Dr
Tavernier, FL 33070

FLORIDA KEYS AQUEDUCT AUTHORITY
1100 KENNEDY DR
KEY WEST, FL 33040

FLORIDA KEYS ELECTRIC COOPERATIVE
ASSOCIATION INC
PO BOX 700377
TAVERNIER, FL 33070

KEYS 90 LLC
PO BOX 372492
KEY LARGO, FL 33037

FORS JORGE L
1813 Country Club Prado
Coral Gables, FL 33134

GANGANATH FRANK
160 HOOD AVE
TAVERNIER, FL 33070

GARRIS STEVEN Z
300 E Washington St
Ann Arbor, MI 48104

GILLEN JOHN F AND CAROL
35396 BAYSHORE LN
MILLSBORO, DE 19966

GLADE CLIFFORD M
165 Georgia Ave
Tavernier, FL 33070

GLADE CLIFFORD M AND DIANE T
165 GEORGIA AVE
TAVERNIER, FL 33070

GO BAREFOOT II LLC
527 SW South Carolina Dr
Stuart, FL 34994

GOLF STREAM STORAGE LLC
90575 Old Hwy
Tavernier, FL 33070

GORDON THEODORE W AND GAIL W
PO BOX 439
TAVERNIER, FL 33070

GRAHAM WALTER J
PO Box 252
Brigantine, NJ 8203

GREENSPAN ALLEN B
11961 NW 27th Ct
Plantation, FL 33323

HAIGHT CHRISTOPHER R
30725 Charleston Ct
Farmington Hills, MI 48331

HARRINGTON MARK
200 Harborview Dr
Tavernier, FL 33070

HEALY DOREEN
53 Baldwin Rd
Billerica, MA 1821

HOOD RENTALS INC
PO Box 373006
Key Largo, FL 33037

HOOD ROGER W H/W
200 Harborview Dr
Tavernier, FL 33070

EILER DAVID W AND ROBIN JO
SANFORD REV TR 6/2/2016
11558 Buckhaven Ln
West Palm Beach, FL 33412

J & K INC
PO BOX 554
TAVERNIER, FL 33070

KEITH ROBERT R
200 Harborview Dr
Tavernier, FL 33070

KITCHELL CHRISTOPHER GEORGE
57 Elfreths Ct
Newtown, PA 18940

KRAEMER MARYANNE
200 Harborview Dr
Tavernier, FL 33070

LENCSES DAVID B
47 Winchester Dr
Freehold, NJ 7728

GORE JANIS A TRUST AGR 10/16/1990
609 Highway 466
Lady Lake, FL 32159

LESTER DAVID R
106 Gardenia Ave
Tavernier, FL 33070

LOEB BERNARDO W JR
316 TAVERNIER ST
TAVERNIER, FL 33070

160 GEORGIA AVE LLC
160 Georgia Ave
Tavernier, FL 33070

LOWE DOROTHY JEAN ESTATE
PO Box 455
Tavernier, FL 33070

LOWE HOUSE CORPORATION
91770 Overseas Hwy
Tavernier, FL 33070

MANOLAKAS DEMETRA
20222 JOHN R St
Detroit, MI 48203

MATHENY JOE D TRUSTEE
355 INDIAN RIVER AVE
TITUSVILLE, FL 32796

MATTHEWS LORI A AND TIM
160 FLORIDA AVE
TAVERNIER, FL 33070

MATTHEWS NICHOLAS R
171 Marine Ave
Tavernier, FL 33070

MEAD RICHARD E
PO Box 112
Peconic, NY 11958

MITCHELL TONY BOB
PO Box 370845
Key Largo, FL 33037

MULL AND ASSOCIATES LLC
91760 Overseas Hwy
Tavernier, FL 33070

172 FLORIDA AVE LLC
172 FLORIDA Ave
Demorest, GA 30535

O'NEIL BRIAN
PO Box 199
Tavernier, FL 33070

PALMER MICHELLE
10 Sanclemente Cir
Milford, MA 1757

PANSE JOSEPH J D/B/A JOE'S BOAT
WORKS
246 S COCONUT PALM BLVD
TAVERNIER, FL 33070

PASCALE SCHLEGEL LLC
88005 Overseas Hwy
Islamorada, FL 33036

PETITT HARVEY H
11427 Makena Dr
Chowchilla, CA 93610

REGO SUNNE J
200 Harborview Dr
Tavernier, FL 33070

RICE MICHAEL S
2330 Sea Island Dr
Fort Lauderdale, FL 33301

RIGGS CHARLES D III T/C
1804 PINE HILL DR
SAFETY HARBOR, FL 34695

RILEY JACK T JR 2010 LIVING TRUST
RESTATED 4/1/15
1431 Sheridan Rd
Wilmette, IL 60091

RITCHIE DONNA L
200 Harborview Dr
Tavernier, FL 33070

ROBINSON PATRICK J
200 Harborview Dr
Tavernier, FL 33070

RYERSON DAVID
4558 Golf Creek Dr
Toledo, OH 43623

172 FLORIDA AVE LLC
4521 Pga Blvd
Palm Beach Gardens, FL 33418

SCOTT GEORGE AND LOUISE
420 S COCONUT PALM BLVD
TAVERNIER, FL 33070

SIMPSON REVOCABLE
TRUST9/13/2017
704 BOON COVE
AUSTIN, TX 78732

SON-OF-RYER INVESTMENT CO
4558 Golf Creek Dr
Toledo, OH 43623

SUMMIT TAVERNIER LLC
4521 PGA BLVD STE 403
PALM BEACH GARDENS, FL 33418

TAVERNIER MINI STORAGE INC
PO Box 373006
Key Largo, FL 33037

TAVERNIER PROFESSIONAL OFFICES
LLC
91750 OVERSEAS HWY
TAVERNIER, FL 33070

TIITF
C/O DEP
3900 COMMONWEALTH BLVD MAIL
STATION 115
TALLAHASSEE, FL 32399

FLORIDA KEYS MASONIC LODGE NO
336 F&AM
BOX 735
TAVERNIER, FL 33070

G AND W 2009 INVESTMENT LLC
8 N Bounty Ln
Key Largo, FL 33037

TRENDEL DENNIS J
200 Harborview Dr
Tavernier, FL 33070

TRITTEN RICHARD E
200 Harborview Dr
Tavernier, FL 33070

TUCKER R
PO Box 144366
Coral Gables, FL 33114

UNTERBRINK VICTOR
4035 NW 7th Pl
Deerfield Beach, FL 33442

YAYOU LLC
400 S COCONUT PALM BLVD
TAVERNIER, FL 33070

SKIMCIM MICHAEL J JR REV TRUST
5/30/2000
8530 Jungle Trl
Vero Beach, FL 32963

Proposed Drawings for:
Mangrove Marina On Site Restaurant
 152 Georgia Ave.
 Tavernier, FL 33070



SITE PLAN
 EXISTING PARKING
 REVISIONS:

DATE:	10-29-16
SCALE:	AS SHOWN
DESIGNER:	REB
DRAWN:	VL
CHECKED BY:	REB
JOB #:	

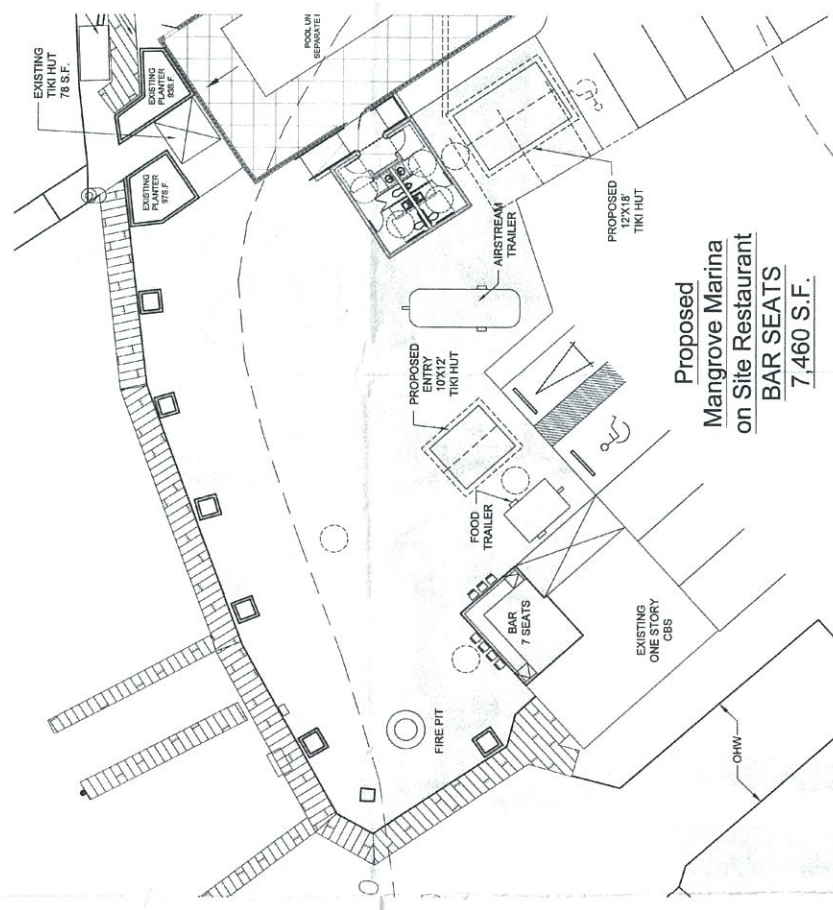
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 JUN 28 2018
 2018-100
 MUNICIPAL PLANNING DEPT



SP-1

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ENLARGED PLAN
 SCALE 3/32" = 1'-0"



End of Additional File 2018-122